



**A ground-breaking
community project**

Proposed new facilities- Conceptual Design.

JOHN RENSHAW
ARCHITECTS

BLUE SEA CONSULTING
Waterfront, Regeneration & Leisure Consultants

Welcome from Kintyre Seaports

Kintyre Seaports is a charity creating social and economic benefit in south Kintyre, an area with outstanding maritime natural resources and pockets of deprivation.

We connect education providers, community groups and watersports clubs to provide health, well-being and economic benefits for all. Since formation in 2017 we have broken much new ground:

- In 2018 60 local volunteers organised our first Community Regatta. The second, pre-pandemic 2019 event attracted over 400 people, with 40% visitors and 200 “wetsuit” participants.
- Local participation in sailing, kayaking, stand-up paddleboarding and diving doubled from 2017 through 2020, and is on the rise.
- More than 20 local volunteers are qualified as coaches and safety boat drivers via the relevant national sports governing bodies, supporting safe and sustainable growth.
- We have instigated two Changing Lives programmes, Try Dive and Sailing Instructor training, to improve the education and employability of disadvantaged young people.
- In 2022 we introduced over 30 young people to sailing and 14 adults, through a structured Communities Mental Health and Wellbeing programme, to paddle sports.

This exceptional track record was achieved by unpaid volunteers using outdated and inadequate facilities. In 2022 we passed three crucial milestones:

1. **Management.** We employed a full time manager/chief instructor to consolidate progress and develop new initiatives, including a mental health and well-being programme for adults.
2. **Planning permission** has been secured for the new facilities in this presentation.
3. We achieved **RYA Recognised Training Centre** status, enabling us to qualify trainees to internationally respected standards and attract tourism.

We now have potential to generate sufficient income to resource community programmes and reduce grant dependency. Our customers will have the satisfaction of supporting very good causes.

The design has been developed with functional input from local stakeholders, RYA Scotland and Sportscotland. When completed it will establish Campbeltown as an internationally recognised adventure tourism destination and deliver generational benefits for the entire community.



TRINITY HOUSE



The governing design factors

Community. The greatest influence on the success of the Seasports project has been, and will continue to be, community engagement. The Seasports facility will be a welcoming social, recreational and events hub for all, and a home for Changing Lives through sport.

Education and Training. Two programmes have already commenced - Try Dive, in partnership with the Kintyre Youth Cafe, which can lead to commercial qualifications, and Sailing Instructor Training, with Campbeltown Grammar School and RYA Scotland. New programmes will include marine vocational training, to be developed with Argyll College. Our aim is to create opportunities in a deprived area so that young people can be more confident, qualified and employable, in the marine sector and further afield.

Local Needs. User Requirements were collated from existing clubs and community groups early in the design process. Strong data points - Community Regatta numbers (>400), increased club memberships (>200) and participation growth (x2) through 2020 - all show a need for new capacity, which is strongly reflected in a recent survey for the local Community Action Plan. A new Community Mental Health and Well-being programme run by Kintyre Seasports is already over-subscribed.

Attracting Tourism. 40% of watersports participants in the 2018 and 2019 Regattas were visitors. Adventure tourism is a rapidly growing market. The new facilities will equip Campbeltown as a leading destination for sailing, diving, kayaking, paddleboarding and other sports, such as open water swimming, and help to fund community programmes.

Site Constraints. Phase One of the Kintyre Seasports Full Business Case concluded that the current Campbeltown Sailing Club site is the best in the locality, taking account of accessibility, prevailing weather and safety. To allow enough space for the new building an offshore pontoon will handle boat storage, with the additional benefits of increasing sailing time and reducing road use.

The Trustees appreciate the diligence and professionalism of JRA and Blue Sea Consulting in addressing these factors. They collaborated extensively with RYA Scotland and Sportscotland, who made invaluable contributions through several versions of the design. It is now seen as optimal by all concerned.



The annual New Year Dip from Dalintober Beach.



The inaugural Community Regatta . A major success.

Operational Design Considerations

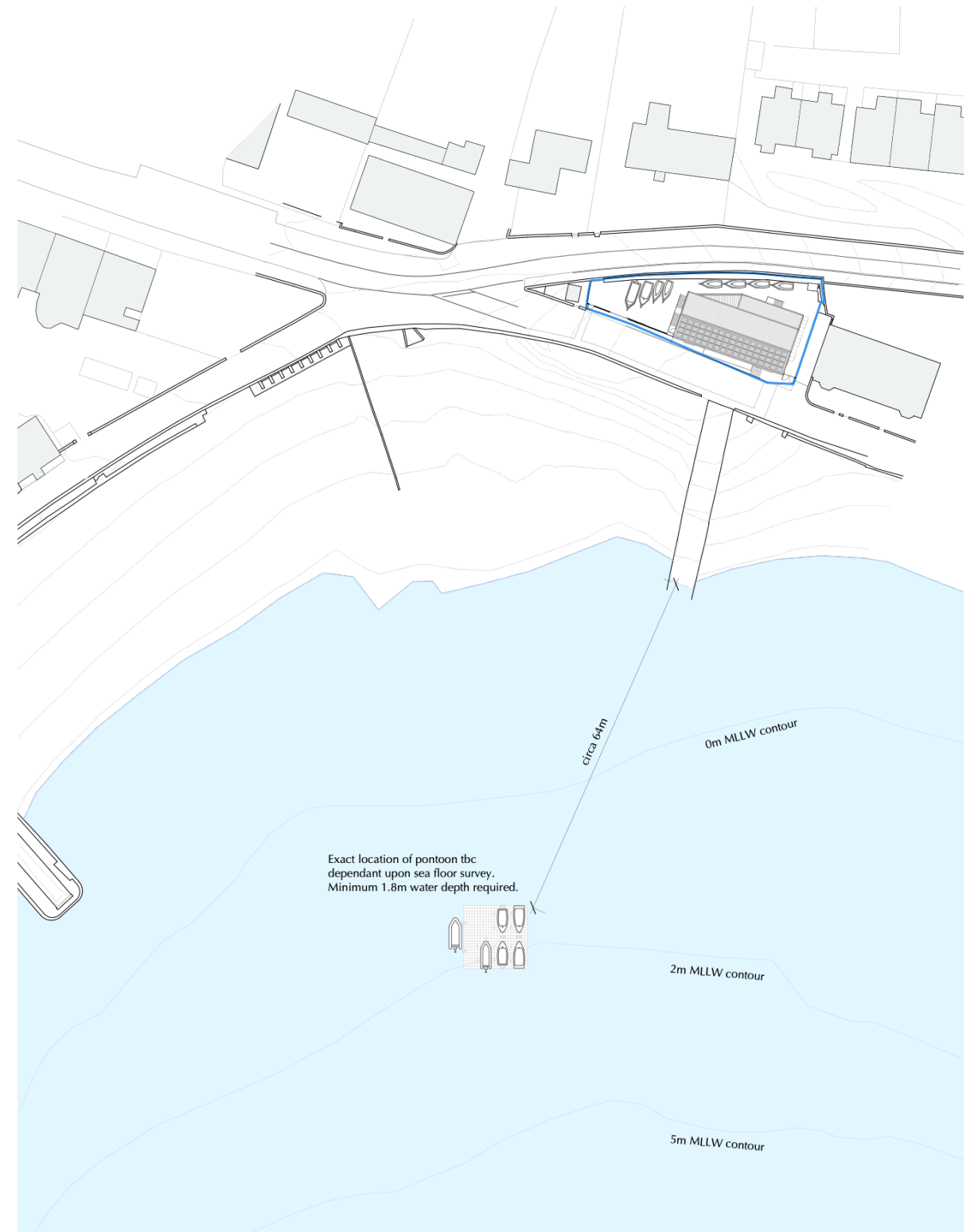
Creating the best solution required a clear vision of the governing design factors, how water sports clubs would operate, the volume of users, wider community interests, commercial issues and potential for growth.

In addition to the initial User Requirements RYA Scotland were closely involved in the modelling, with further input from the **Sportscotland** facilities team, KSS trustees and partners.

The nature of the site, modern diversity requirements, dry and wet operations and likely community and education/training requirements have also influenced the design as have maintenance and on-water practicalities. Adaptability is key to sustainable and cost-effective operation.

As on-shore storage space was at a premium an offshore floating platform is planned to store boats and provide a base for coaching, crew change and short-term mooring. This will improve productivity and aid cost-efficiency of commercial operations.

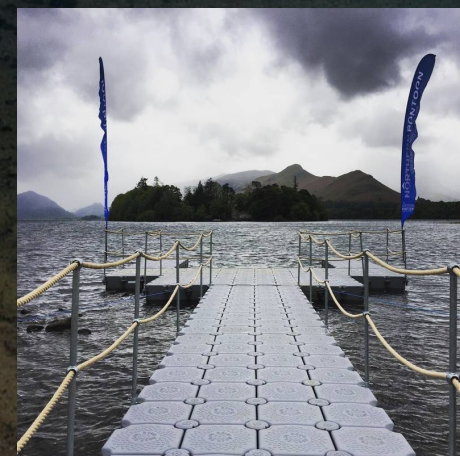
Engineering of the offshore platform concept has been analysed in relation to comparable installations elsewhere and the same wave data used to design the recent expansion of Campbeltown Marina. It has been discussed with the Harbour Authority and is robust to predicted exposure to extreme conditions.



Building and offshore boat storage/operational facility design– visualisation



These modular facilities are robust and proven by RNLI and other demanding users. They are easily extendable and can be connected to the beach via a walkway as required, e.g. for events. Wheelchair access is via a front-loading safety boat.



Internal design

The Ground Floor is designed to achieve the most efficient operational “flow” in a busy multi-sport environment and apply best practice with respect to accessibility, hygiene, and social sensitivities.

The First Floor has been designed to promote two key values of the project:



Inclusion. All will be welcome, whatever their interests, abilities and aspirations. The Community Cafe is a big part of the project. It will be run for the community, by the community, to provide a welcoming recreational and social space. Seasports can be a haven as well as a hub.

There will be a standing invitation to participate in sport, but no pressure. Anyone can join any of the affiliated sports clubs – currently diving, canoeing, paddleboarding and sailing – and thereby access the opportunities offered by *all* affiliated clubs, from occasional recreation to instructor training. In effect the main differences between clubs will be the specific rules that apply to ensure safety.

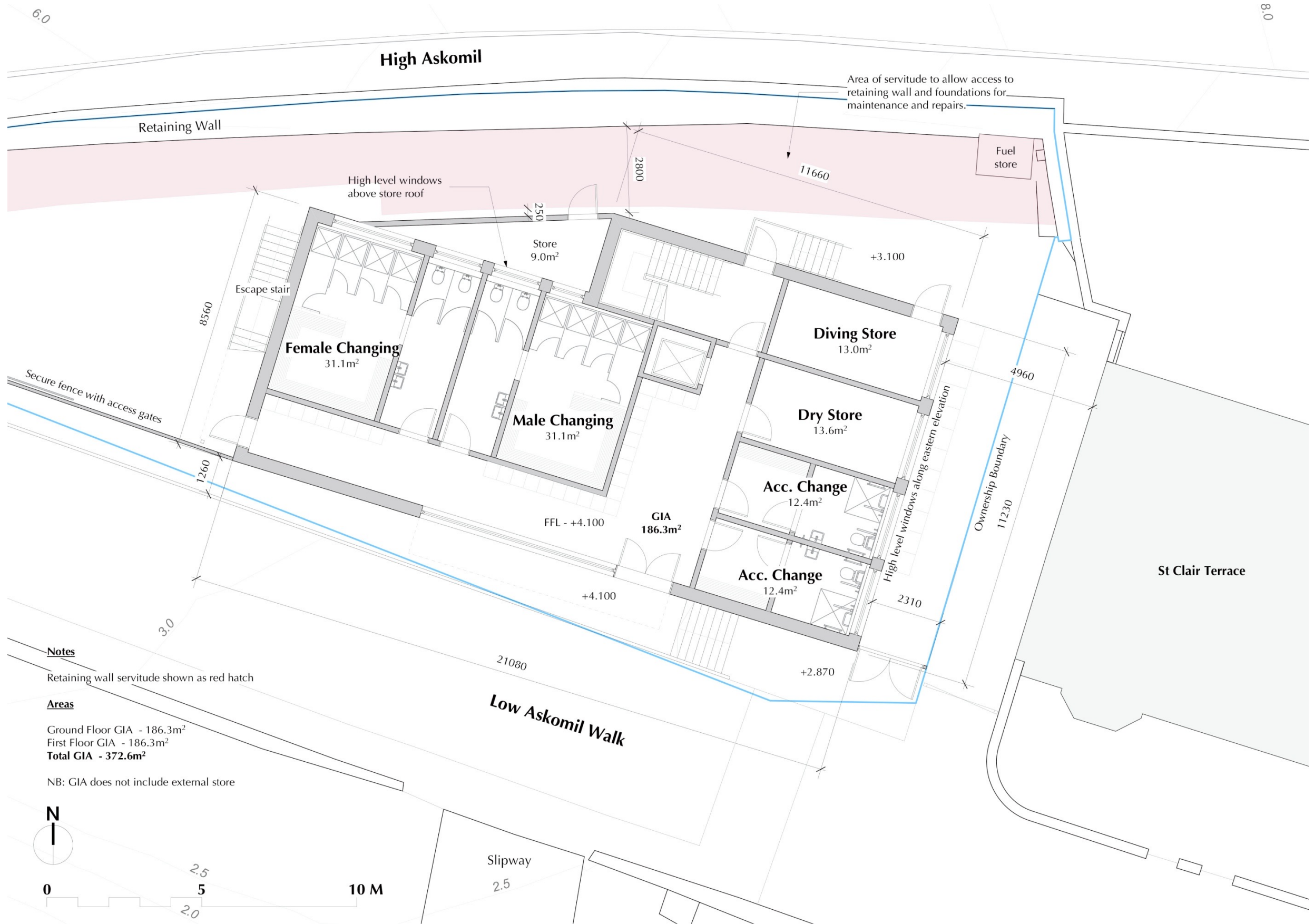
Education. In addition to the functional training provided for activities, the accommodation enables development of vocational training. Our developing partnership with Argyll College resonates strongly with Campbeltown’s maritime heritage and is a striking indicator of the potential of the project.

Argyll College believes Kintyre Seasports will promote safe water-based learning and experiences through participation, education and skills development and will in time support our suite of maritime courses including qualifications in maritime skills, sea survival, navigation, powerboat training and sea safety. This partnership will act as a catalyst for water sports, marine tourism and maritime industries growth in the Campbeltown area, and further afield.

Don Mitchell, Head of Curriculum, Argyll College.



Building Design – Ground Floor Plan



Notes

Retaining wall servitude shown as red hatch

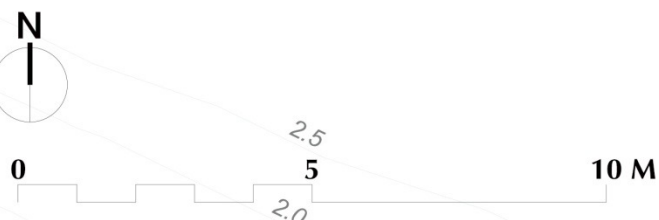
Areas

Ground Floor GIA - 186.3m²

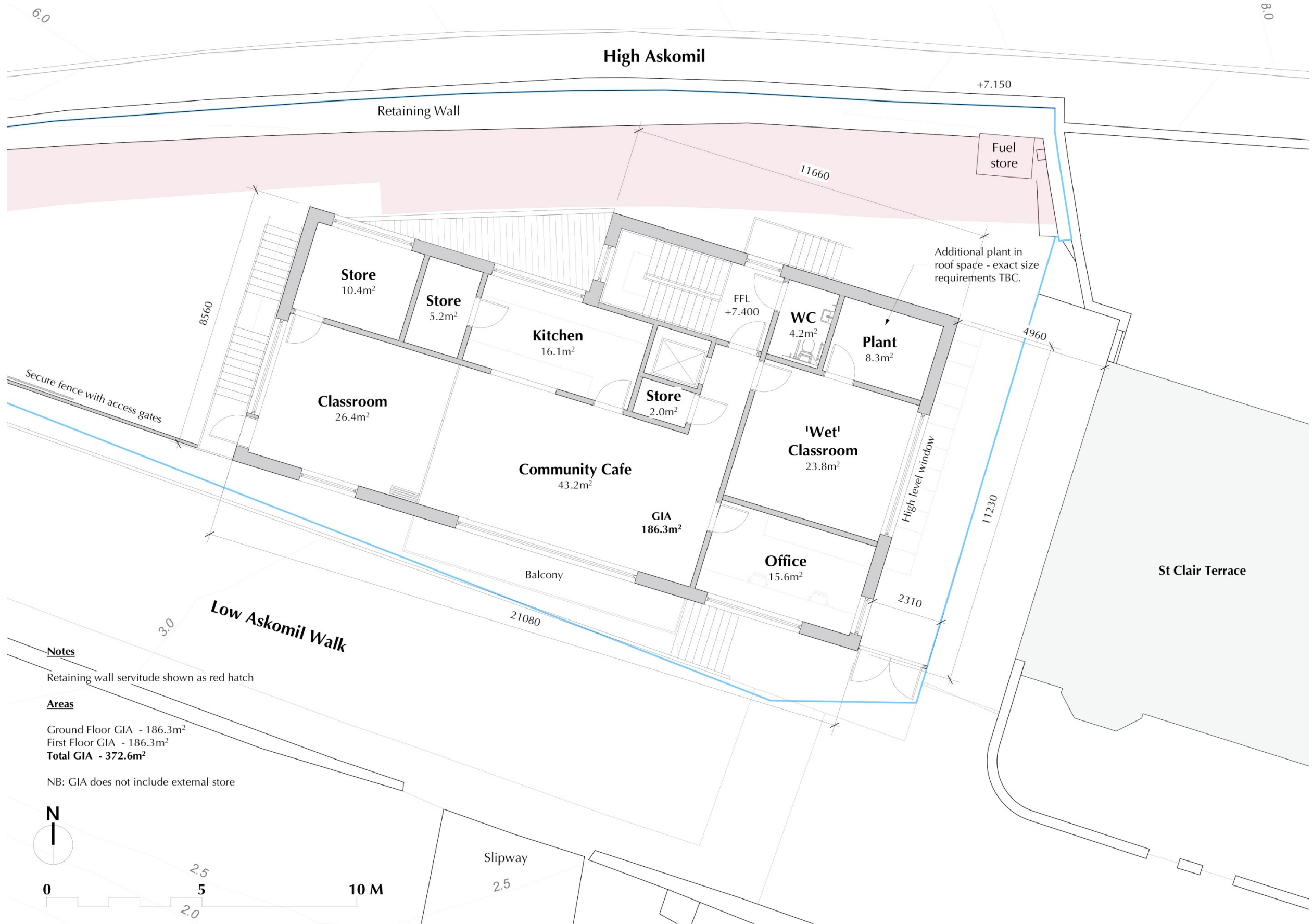
First Floor GIA - 186.3m²

Total GIA - 372.6m²

NB: GIA does not include external store



Building Design – First Floor Plan



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Areas

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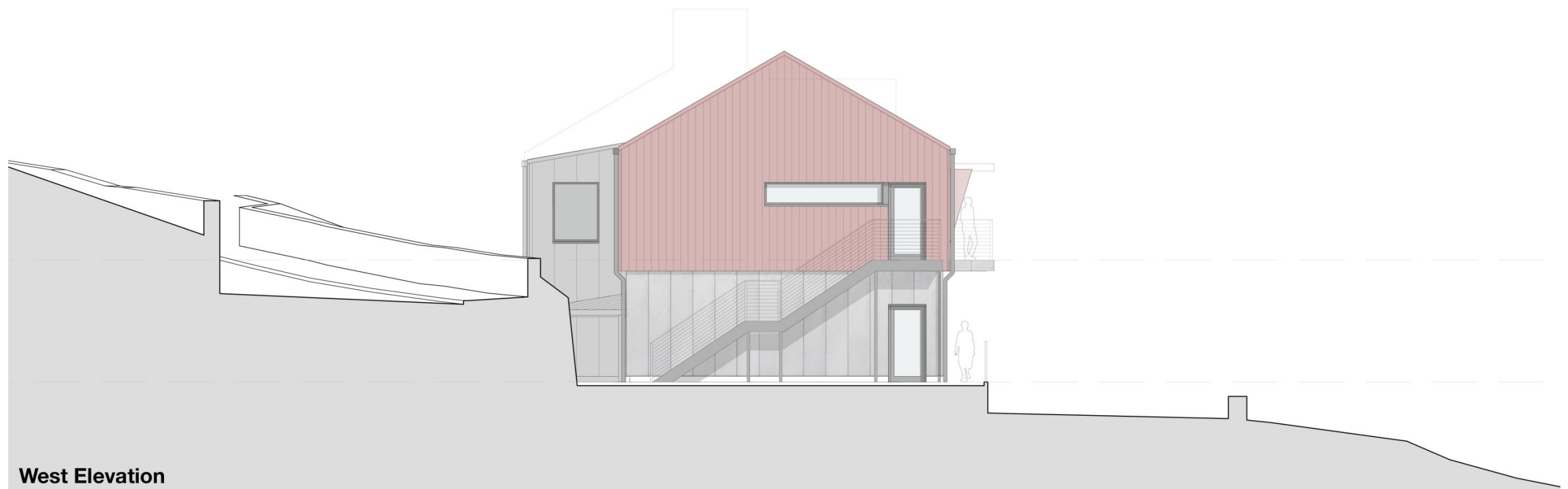


Building Design

Elevations



South Elevation



West Elevation

Building Design - visualisation



Energy Conservation and the environment.

The building will incorporate the world leading energy standard developed by the Passivhaus Institute in Germany.

Passivhaus buildings achieve a 75% reduction in space heating requirements, compared to standard practice for UK new builds. The standard is based on sound building physics and evidence of what actually works. It encourages fully integrated design thinking, will create better and healthier internal environments and will achieve reduced running costs, significantly less than achieved by current Building Regulations requirements.

Fundamentally it almost eliminates heat loss from a building by ensuring that the external envelope is highly insulated and air tight, cold bridges are eliminated and ventilation is provided by a mechanical ventilation heat recovery system.

Renewables in the Seaspots building will include roof-mounted photovoltaics, an air source heat pump and a waste water heat recovery system.



Applying the Passivhaus standard will help achieve the Scottish Government's target to reduce 75% of carbon emissions by 2030.



Changing Lives – KADAS



Kintyre Seasports has been invited into the Scottish Government's Changing Lives programme, which is fully embraced by RYA Scotland and Sportscotland, as a leading partner. Initially the trustees approached the programme with some caution, knowing that top-down initiatives can sometimes fail to deliver at the coal-face. However Changing Lives is based on a real-life success story, Spartans Community Football Academy, who are doing inspirational work in Edinburgh, and who we have met. Their aims align completely with two key Seasports partnerships, with KADAS and the Kintyre Youth Cafe/Young Carers, who have been involved since day one and will continue to influence the evolution of the project. The formal Changing Lives programme adds structure to our planning and encourages active development of new opportunities. The trustees are fully committed to making it work.

Many of the people we work with feel disengaged from society. Re-integrating them into the community can be intense and overwhelming for family members. This is particularly where we see the benefits of Seasports, supporting our work in a way that provides a complementary therapeutic addition. Feedback from our service users has been extremely positive and they have been encouraged to take a more positive approach to improving their own lifestyle, by getting involved in activities that previously they would never have had the confidence to try.

The young people we work with have been really enthusiastic. Observation and feedback from Campbeltown Grammar School has shown improvements in their attitude to authority figures because of the sensitive, courteous and professional approach of the instructors.

Often people in recovery have very negative experiences or responses in the community, reinforcing their belief that a downward spiral is what they deserve, and damaging their confidence and self esteem. Seasports welcomes everyone and inspires them to achieve and explore new opportunities in a supported and safe environment. The project perfectly fits with the approach we take to supporting families. People need to feel connected to their community and their family, the Seasports project helps to do this and makes our job a whole lot easier and pleasant but more importantly improves the outcomes for our most vulnerable community members.

Nona Ruesgen, Kintyre Alcohol and Drugs Advisory Service.



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Changing Lives – Kintyre Youth Cafe and Young Carers



We have been involved with the Seasports project since the beginning. Having seen the benefits of water sports for young people we have helped fund training of dinghy instructors, paddle board instructors and purchase of equipment.

Before Seasports sailing was seen to be 'out of reach' for the vast majority of the town. Now it is available to all, and with other activities, is more appealing to our community. The project offers new employment opportunities for young people and will open their eyes. My own son, who was basically written off in school because he had no interest in college or university, completed a commercial diving course last year. Now he is self-employed and loving his work! Never would he have even thought of this area of employment, and the industry wants more young people to get involved.

There are major benefits to physical and mental health. We all know that we feel better when we are involved in an activity. Many of our young people took part in dinghy sailing and paddle boarding. They loved it. They liked the fact that they were trying something different. They felt safe with the rules and precautions. It made them want to improve their swimming skills. They wanted to bring friends along.

The Kintyre Seasports project has huge potential for our community and we cannot wait to see the benefits for our young people!

Mandy Robertson, Kintyre Youth Cafe and Young Carers.



Marine sports and activities have been recognised as important contributors to physical and mental wellbeing. Consequently, promotion of community led projects such as Seasports contributes not only to the public's physical and mental health, but also fulfils many nationally led strategies.

Mary Tetley, CEO, British Sub-Aqua Club.



Since I joined my panic attacks have decreased, my mental health is a lot better and overall I'm a lot happier.

Shannon, BSAC Campbeltown
Dive programme student.

Before and After



We have over 1000 followers, all of us backing Seasports. Our involvement started with the Dalintober Dip, which grew and grew. Soon we were working with the sailing club and other volunteers groups to organise the Community Regatta, a great example of what can be done when barriers are broken. There is a lot more to come. Seasports will deliver for us, for our kids and their kids in ways nobody imagined five years ago.

Jamie Maclean, Chair, Dalintober Beach Group.

Marine and coastal tourism is predicted to grow significantly in Scotland, and I expect Kintyre Seasports to contribute to the national and regional economic growth agendas. The group's vision of shared infrastructure and facilities across diverse user groups demonstrates financial prudence, and aligns perfectly with Scotland's Marine Tourism Strategy and Argyll & Bute Council's Economic Development Action Plan.

David Adams McGilp, Visit Scotland.

Kintyre Seasports has invigorated sailing by engaging the community and including people of all backgrounds and abilities. The new facilities will enable much more and, with the Seasports Sailing Instructor programme, will establish Campbeltown as an internationally recognised RYA Training Centre. This is a game-changer, and we are resolved to support funding by making our site available to the project.

Campbeltown Sailing Club.

Kintyre Seasports is connecting people with our wonderful natural resources and creating life chances. Working with other clubs in first class facilities will help us grow more opportunities for young people to enjoy the environment and learn new skills.

Kintyre Canoe Club.



Grammar school students sail to success with seasports

by Hannah O'Hanlon
editor@campbeltowncourier.co.uk

Fourteen S3 students at Campbeltown Grammar School (CGS) are on the crest of a wave after successfully completing sailing skills training with Kintyre Seasports.

The Scottish Charitable Incorporated Organisation's operations and development manager, Dr Jamie Rodgers, presented Jake Anderson, Josh MacDonald, Christopher McEachran, Niamh Quinn, Matthew Soudan, Neve Wilson, Ben McMillan, Annie Watson, Finn McCallum, Gregor Craig, Emily McMurphy, Emily Gillies and Aiden Cunningham with certificates and logbooks at a sports-themed assembly for S1 to S3 on Tuesday.

Ciara Wallace also completed the training and will receive her certificate and logbook but

she was absent on the day of the assembly.

The students were among 33 from CGS who took part in sailing taster sessions, mostly during the spring term when they were in S2.

They decided to go a step further, however, and participated in a week of sailing skills training through the Kintyre Seasports Instructor Development Programme, where they got to grips with sailing a dinghy in Campbeltown Loch through a mixture of exercises, games and theory.

'We follow and award qualifications from the RYA National Sailing Scheme,' explained Dr Rodgers, 'which we can do since Kintyre Seasports is an RYA Recognised Training Centre. The students now have the skills needed to take a dinghy out themselves, in good weather and with safety



cover. They also discovered how a boat works, and other useful nautical skills such as chartwork and understanding weather forecasts.

'The week also works on participants' soft skills, such as communication and team-

work – you can't sail a dinghy in a pair without lots of both! – as well as individual resilience when we let them out on their own in a boat and it doesn't always go to plan.

'Another key skill that the programme develops is dynamic risk assessment, which participants develop by being allowed to use their own judgment to assess situations, in a safe and controlled environment.'

Elaine McGeachy, depute head teacher at CGS, who led Tuesday's assembly, said: 'We are very proud of our young people and hope they continue on with their new seasport.'

'We are delighted to have such a strong partnership with Kintyre Seasports and have

allowed some of our young people a fantastic opportunity that they would never have thought on before.

'They have become more confident as people, not just on the water, and we hope they will continue to take their new skills forward.'

'Congratulations all our S3 pupils involved.'

With many of the students keen to progress their sailing skills, Kintyre Seasports is looking at building on the week's training over the winter and into next season, improving sailing and nautical skills, giving the students a chance to learn to drive a powerboat, and progressing towards becoming assistant instructors.

'We'll also look to introduce

The S3 students who successfully completed sailing skills training – minus Ciara Wallace – photographed with Kintyre Seasports operations and development manager Dr Jamie Rodgers, CGS depute head teacher Elaine McGeachy and the school's sport ambassadors, Lara McGeachy and Josh Arkell. 50_c43seasports01

and enthuse participants about the opportunities available to them in maritime fields,' said Dr Rodgers.

'Eventually, the participants will have the opportunity to become an RYA instructor, offering employment opportunities both close to home and abroad, as well as being fantastic experience and skillsets for CVs.'

He added: 'The Kintyre Seasports Instructor Development Programme has been supported by funding from the John Mather Trust, Trinity House, the Argyll and Bute Council Supporting Communities Fund, and the TK Foundation, without which we would not have been able to provide the opportunities, or to qualify as a Recognised Training Centre and issue the internationally-recognised qualifications that these participants have gained.'

Next steps.



This design can accommodate 500 active watersports members, including around 200 from outside Kintyre, act as a community hub and, according to British Marine Scotland, attract 700 visitors per annum. Crucially it will also enable us to scale up community programmes, well beyond our current capacity of 100 people per annum.

Allowing for recent inflation in building costs the projected capital cost is £2m, a sum that represents extraordinary value for money in relation to the resulting social and economic benefits. However competition for funding is ever-present and we have to make the strongest possible case.

Based on our community commitment, track record and growth potential we have a good negotiating platform: we are told that no other project in Scotland is connecting community, sport and natural resources in the same way. At the time of writing we are producing a full business case for two public sector funds who together have the capacity to provide the full capital requirement with a combination of investment and grant funding.

In today's economic environment there can be no guarantee of success. Hence we are working in parallel with these negotiations to develop the project as a viable non-profit business within the capacity and condition constraints of our current base, Campbeltown Sailing Club. The building is more than 25 years over its design life and needs constant maintenance.

Preserving and commercialising Recognised Training Centre status is crucial. Campbeltown Sailing Club and RYA Scotland, both founding members of the project, are actively collaborating with us to manage the short term such that we ensure a robust and cost-effective operation until capital funding and construction of the new facilities are complete.

We estimate that £50k will be needed to cover essential building maintenance and keep us operating over the next 2-3 years, and are exploring all funding options to cover costs. Given the number of people who will benefit from our activities, VFM is exceptional. If you think you can help in any way please get in touch.

For now our appreciation is due to our volunteers, our funders, Argyll and Bute Council, Campbeltown Sailing Club, Dalintober Beach Group, all of our partners, RYA Scotland, John Renshaw Architects and Blue Sea Consulting, for getting to this point.

Every so often we are asked how Kintyre Seasports managed to make such progress in such a short time. We have found that, if you work at it, inclusion works.

Campbell Fox, Chair, Kintyre Seasports SCIO SC047447.

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